



Tom Parry

Bryn Tirion Pen Dre, Harlech, LL46 2YT

Guide price £30,000

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FOR SALE BY MODERN METHOD OF AUCTION : STARTING BID PRICE £30,000 PLUS RESERVATION FEE.

Once in a lifetime, an opportunity will arise to purchase the most unusual property in an idyllic area of historic Harlech....this is it!

Dating from 1841 and Grade II listed, Bryn Tirion is a quaint, compact gem and a wonderful opportunity to be creative from a blank-canvas. Perhaps you are looking for the chance to purchase a cosy little home, or a unique holiday let (subject to planning permission) in "shepherd's hut" style - here it is. Or the most unusual workplace? Or perhaps the space to unwind and re charge your batteries away from everyday life....Bryn Tirion could be many things to many people....what will you do with it?

The house (which means 'gentle hill') was occupied by the village postman, and before that, by a writer in the 1950's who wrote 'The Ships of Bryn Tyrion' looking at the same view out to sea. Throughout the small house you can see evidence of old wall colours and two fireplaces, all ready for renovation.

The location and views are breathtaking, the house offering a unique opportunity to create a peaceful home or business tucked away from the high street.

Located in the heart of Harlech, steeped in history and natural beauty, you'll be surrounded by the charm of this enchanting coastal town. With its famous castle, breath taking views of the Snowdonia National Park, and easy access to stunning sandy beaches, Harlech offers a unique backdrop for your renovation project of this tiny whimsical haven.

Early viewings are highly recommended.

GENERAL INFORMATION

Total property measures 4.62m (l) x 3.30m (w) x 5.23m (h).

Stone floor, two windows to front and door.

Approximately 50 years ago the property was inhabited. More recently however it has been used as a store/workshop and currently does not have any services connected.

The views from the front of Bryntirion are outstanding - far reaching over the town of Harlech, towards the Castle, Cardigan Bay and the Snowdonia Mountain Range.

LOCATION

Located in the heart of Harlech - one of Wales' most captivating coastal towns, celebrated for its sweeping sea views, dramatic mountain backdrop and rich cultural heritage. Perched above Cardigan Bay, the town enjoys an elevated position that delivers some of the most striking panoramas in the region, with long stretches of soft Welsh-blue shoreline meeting the rugged peaks of Snowdonia.

At its heart stands Harlech Castle, a UNESCO World Heritage Site, commanding the landscape with its iconic silhouette and offering a powerful sense of history. The surrounding streets are lined with characterful cottages, independent shops and welcoming cafés, creating a warm and relaxed community atmosphere.

Harlech's award-winning Blue Flag beach is a major draw, offering miles of golden sand, gentle dunes and exceptional space for walking, swimming and family days by the sea. The area is also renowned for outdoor pursuits, from coastal paths and nature trails to world-class golf at Royal St David's Golf Club, one of the finest links courses in the UK.

Transport links provide easy access to nearby towns including Barmouth, Porthmadog and the wider Snowdonia National Park.

Harlech combines natural beauty, heritage and tranquillity in a way few coastal towns can match – a truly special place to call home.

IMPORTANT INFORMATION

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.







NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

